

## **NOTICE TO THE PUBLIC**

Good evening, my name is Marti Wachtel, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the June 5, 2002, meeting of the Historic Landmarks Commission.

- A. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call either (408) 277-4576 or (408) 998-5299 (TTY) at least two business days before the meeting.
- B. When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.
- C. The procedure for public hearings is as follows:
  - After the staff report, applicants may make a five-minute presentation.
  - Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
  - After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
  - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
  - The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.
- D. The procedure for referrals is as follows:
  - Anyone wishing to speak on a referral will be limited to one minute.
  - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
  - The Historic Landmarks Commission will comment on the referral item.
- E. If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the end of the table for your convenience.

AGENDA  
ORDER OF BUSINESS

**1. ROLL CALL**

**Legaspi Absent**

**2. CONSENT CALENDAR**

The Commission will take action on the consent calendar in one motion. If you want to speak on a consent calendar item, or want action other than that indicated, please make your request at this time.

a. Approval of the May 1, 2002 Synopsis

**The Commission unanimously voted to adopt the May 1, 2002 synopsis with a correction on page eight (change “historic” to “historical”. (5-0-2 Sciara abstain, Legaspi absent).**

b. Approval of the May 10, 2002 Synopsis

**The Commission unanimously voted to adopt the May 10, 2002 synopsis with a correction on page two (change reuse to demolition). (6-0-1 Legaspi absent).**

**3. ORAL PETITIONS**

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

**Mike Borbely of the Palm Haven Conservation Area neighborhood submitted a list of properties with construction date and similar errors on the Historic Resources Inventory for consideration.**

**4. PUBLIC HEARINGS**

**HP01-06-010. HISTORIC PRESERVATION PERMIT** for the property located at the northeast corner of N. Fourth and E. Julian streets to demolish an existing contributing structure and to construct a 2, 320 square foot office in the Hensley Historic District in the CO Commercial Office Zoning District on a 0.07 gross acre site (Thang Vu, Owner/Developer). Council District 3. CEQA: Exempt.  
**(Deferred to 7/10/02)**

## **5. REFERRALS TO THE COMMISSION**

- a. **PDC01-03-048. PLANNED DEVELOPMENT REZONING** of the property located at the southwest corner of Monterey Road and Curtner Avenue (300 Curtner Avenue), from the R-1-8 Residence, LI-Light Industrial, and HI-Heavy Industrial Zoning Districts to the A(PD) Planned Development Zoning District, for the master planning of Oak Hill Memorial Park to allow up to 73,781 square feet for additional mortuary space and 8,900 square feet of administrative offices on 165.3 gross acres (Service Corporation International, – California Funeral Services, c/o David J. Reynolds, Owner/Developer). Council District 7. CEQA: Mitigated Negative Declaration.

**Courtney Damkroger introduced the project. As described in the staff report, the applicant has submitted an archaeological report stating that historic resources were present as historic burials and grave markers on the property and an historic report stating that individual buildings at the site qualify for listing on the National Register of Historic Places and the California Register of Historic Resources and that the site as a whole is a Candidate City Landmark.**

**The Commission unanimously voted to recommend approval of the Planned Development Rezoning as proposed by the applicant to both the Planning Commission and City Council with the following additions:**

- **Recommend the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties,**
  - **Encourage the owners to apply for City Landmark designation,**
  - **Request that the project return to the Design Review Committee of the Commission as well as the Commission at the time of the Development Permits in order to review and comment on the design development (6-0-1, Legaspi absent).**
- b. **SITE PERMIT ADJUSTMENT** for Façade Improvements to San Jose Bar & Grill, 83 South 2<sup>nd</sup> Street. Colin Cheung (Owner/Developer) Council District 3. CEQA Exempt.

**Preservation Staff corrected the referral and introduced the project:**

**RCP02-03-003. CONDITIONAL USE PERMIT** for a property located at the west side of South Second Street south of Santa Clara Street and north of San Fernando Street (85 South Second Street) on a 0.20 gross acre site in the CG Commercial General and DG Ground Floor Retail Zoning Districts to allow a new restaurant to operate between the hours of 12:00 am and 2:00 am, the sale of alcohol and sidewalk seating (San Jose Redevelopment Agency, Owner and Developer). Council District 3. CEQA: CC Resolution 68839.

**The Commission unanimously voted to recommend approval of the project to the Planning Commission. (6-0-1, Legaspi absent)**

**c. H01-06-048. SITE DEVELOPMENT PERMIT** for demolition of an existing residential structure and construction of a 2,320 square foot office building and V02-013 Development Variance to reduce the required front, corner, and interior side setbacks of 15, 12.5 and 5 feet respectively for the property located at the northeast corner of N. Fourth and E. Julian streets in the CO Commercial Office Zoning District on a 0.07 gross acre site (Thang Vu, Owner/Developer). Council District 3. CEQA: Exempt.  
**(Deferred to 7/10/02)**

## **6. GENERAL BUSINESS**

- a. Downtown Streetscape Master Plan  
**Bob Rusk with the San Jose Redevelopment Agency gave an overview of Master Plan process and elements. He reported that a Draft Report on the Downtown Streetscape Master Plan will be available in late June for referral to the HLC in July.**
- b. Removal of 29-31 Santa Clara from HRI  
**(Deferred to 7/10/02)**
- c. Selection of Historic Landmarks Commission representative to History San Jose Collections Committee  
**Commissioner Youmans volunteered to be the new Historic Landmarks Commission representative to History San Jose Collections Committee.**
- d. Commission review of environmental documents  
**Preservation Staff presented an outline for circulation of environmental documents among HL.**
- e. Cinnabar Commons Adaptive Reuse Study  
**Pat Curia of PACSJ, Michelle McGurck of Shasta Hanchett Development Committee and Joanne Buckley spoke in opposition to the project as proposed and in favor of adaptive re-use. HL commissioners were disappointed in the tone and brevity of the comments by environmental planning staff to the commission's comments.**

**The Commission unanimously voted to recommend the following to the Planning Commission:**

- **Require an that an independent preservation architect, whose qualifications conform to the requirements of the National Park Service, evaluate the project for reuse of the existing buildings as part of a project**

**that does not adversely affect the context of the existing neighborhood or the historic buildings.**

- **Further recommend that a consultant with expertise in historic preservation financing help review the financing for use of the Rehabilitation Tax Credit and other historic preservation incentives.**  
**(6-0-1, Legaspi absent)**

## **7. GOOD AND WELFARE**

### **a. Report from the Redevelopment Agency**

- **Mixed-Use Project and Century Center Plan Amendment EIR\ Dolores Mellon reported that the EIR was certified by the Planning Commission on May 22, 2002.**

- **Redevelopment Plan Demolitions**

**PAC SJ submitted a letter dated June 4, 2002 to the San Jose Redevelopment Agency suggesting that the publication on the Civic Plaza area identified as mitigation should be in a book form and should be developed under the auspices of the Historic Landmarks Commission in partnership with PACSJ.**

**Commissioner Dunning will draft a letter to the City Council and the Mayor, copying the Planning Division and the Redevelopment Agency, about the correct order of sequence for an archaeology treatment plan prior to demolition.**

- **Downtown Retail Map**

**The Map was presented and comments were requested.**

- **Downtown Historic Commercial District Design Guidelines**

- **Diridon/Arena Strategic Development Plan**

**Meeting will occur on June 25 and Dolores Mellon will email place and time.**

- **SoFA Strategic Development Plan**

**Meeting will occur on June 24 in the Convention Center Meeting Room B at 5:30.**

- **Montgomery Hotel**

**The Historic Preservation Permit will come to the HLC in July**

### **b. Report from the Secretary**

- **Marks Hot Dogs**

**Preservation Staff reported that the Conditional Use Permit would go to Planning Commission on June 12<sup>th</sup> and that the Historic Preservation Permit would come to the HLC in July.**

- Conservation Area study session with Planning Commission  
**Courtney Damkroger reported that a report on the study would be available in the July HLC packet. The Planning Commission has requested that the study come back to them before going to City Council in October. Preservation Staff will be meeting with neighborhood groups, the HLC and the PC over the next few months.**

- Plans for July and August HLC meetings  
**HLC will meet on July 10<sup>th</sup> rather than the 3<sup>rd</sup> and a Study Session will be held the afternoon of August 7 with History San Jose regarding plans for a museum facility in San Pedro Square. It is anticipated that HLC will have a site tour of the San Pedro Square site and meet for a discussion at City Hall prior to the HLC meeting.**

c. Report from the Subcommittees

- Historic Preservation Guidelines Process
- Standard permit language for Historical Archeology  
**The Archeology Committee met in June. Staff is working on the review of CEQA Guidelines for archaeology.**
- St. James Park
- Survey Committee
- Nominating Committee  
**The Commission unanimously voted to approve Commissioner Sciara as Chair and Commissioner Polcyn as Vice Chair of the Historic Landmarks Commission. (6-0-1, Legaspi absent)**

d. Written Petitions and Communications

**Garry Glen Cheney proposed an increase in term limits to two three-year terms. Chair Wachtel noted that the Commission had written a letter of support in 2001 and proposed that the commission write an additional letter to the City Council if necessary.**

**ADJOURNMENT**

**C: Dolores Mellon, SJRA  
Britta Buys, PBCE**

